



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona



Agenda
Thursday, September 6, 2012

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Susan Burgess at susanburgess@mail.maricopa.gov or 602-506-2364. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chairman.

Consent Agenda: Items listed on the Consent Agenda are considered routine by the Planning and Zoning Commission and do not require public notification. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call

Approval of Minutes: August 2, 2012

Consent Agenda: None

Continuance Agenda: None

Regular Agenda:

Unfinished Business:

1. Case #: **CPA2011017** **District 1**
Applicant: Michael Campbell, Arizona West Builders & Communications Inc. for Scott Robinson
Location: Approx. a ½ mile south of the southwest corner of Queen Creek Rd. and Cooper Rd. (in the Chandler area)
Request: Comprehensive plan amendment (CPA) to change the land use designation from Rural Development Area to Industrial (approx. 3.0 acres) – Arizona West Builders Cooper Rd. (Continued from August 2, 2012)
Recommendation: **Withdrawn** by applicant
Presented by: Rachel Applegate
2. Case #: **Z2011040** **District 1**
Applicant: Michael Campbell, Arizona West Builders & Communications Inc. for Scott Robinson
Location: Approx. a ½ mile south of the southwest corner of Queen Creek Rd. and Cooper Rd. (in the Chandler area)
Request: Special Use Permit (SUP) for interim industrial use to allow a construction storage yard in the Rural-43 zoning district (approx. 2.39 acres) – Arizona West Builders Cooper Rd. (Continued from August 2, 2012)
Recommendation: **Withdrawn** by applicant
Presented by: Glenn Bak
3. Case #: **MCP2010007** **District 4**
Applicant: Beus Gilbert, PLLC for Dysart & Northern, LLC
Location: Approx. at southwest corner of Dysart Rd. and Northern Ave. (in the Glendale/El Mirage area)
Request: Military Compatibility Permit (MCP) without a plan of development (approx. 132.0 acres) – Dysart & Northern Commerce Center (Continued from August 2, 2012)
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate

4. Case #: **MCP2012001** **District 4**
Applicant: Earl, Curley & Lagarde, PC for Olive and Dysart, LLC
Location: Approx. 1,240 feet west of the southwest corner Dysart Rd. and Olive Ave. (in the Glendale area)
Request: Military Compatibility Permit (MCP) without a plan of development (approx. 49.0 acres) – Olive and Dysart (Continued from August 2, 2012)
Recommendation: **Approve** with conditions
Presented by: John Verdugo

New Business:

5. Case #: **DMP2012001** **District 4**
Applicant: Earl, Curley & Lagarde, PC for FGR Investments V., LLC/Marisol 163, LLC
Location: Northeast corner 163rd Ave. (Sarival Rd.) & White Wing Rd. alignment (in the Surprise area)
Request: Modification of Stipulation 'v' of the Marisol Ranch Development Master Plan (DMP200006) for time extension (approx. 634 acres) – Marisol Ranch
Recommendation: **Approve** with conditions
Presented by: John Verdugo
6. Case #: **Z2012030** **District 4**
Applicant: Earl, Curley & Lagarde, PC for FGR Investments V., LLC/Marisol 163, LLC
Location: Northeast corner 163rd Ave. (Sarival Rd.) & White Wing Rd. alignment (in the Surprise area)
Request: Modifications of Stipulations for Marisol Ranch in the Rural-43, R1-18 RUPD, R1-10 RUPD, R1-8 RUPD, R1-7 RUPD, R1-6 RUPD, R-2 RUPD, C-1 PD zoning districts and PAD overlay zoning districts (approx. 634 acres) – Marisol Ranch
Recommendation: **Approve** with conditions
Presented by: Patty Zaricor
7. Case #: **Z2011073** **District 4**
Applicant: Michelle Dahlke with Arizona Planning Solutions for Viking Holdings Trust
Location: 37415 N. 237th Avenue (in the Circle City area)
Request: Major Amendment to Special Use Permit (SUP) in the C-2 and Rural-43 zoning districts and within the Wickenburg Highway Scenic Corridor (approx. 14.23 acres) – Western Trails Ranch
Recommendation: **Deny**
Presented by: Glenn Bak

8. Case #: **Z2012015** District 5
Applicant: EPG, Inc. for Paloma Ranch 320, LLC et. al.
Location: Approx. 1.3 mi. north of I-8 and Paloma Rd. adjacent to the Town of Gila Bend
Request: Special Use Permit (SUP) for a concentrating solar power (CSP) / photovoltaic (PV) electrical generating station in the Rural-190 zoning district (approx. 2,560 acres) – Crossroads Solar Generating Station
Recommendation: **Approve** with conditions
Presented by: Rob Kuhfuss
9. Case #: **Z2012025** District 4
Applicant: FM Group for AT&T Mobility for Fire District of Sun City West, Inc.
Location: 13431 W. Deer Valley Rd. (in Sun City West)
Request: Major Amendment to Special Use Permit (SUP) to add a Wireless Communication Facility as a monopalm in the R1-6 SC zoning district and Wireless Communication Facility Use District 1 (approx. 0.019 acres) – AT&T P410 Sun City North
Recommendation: **Approve** with conditions
Presented by: Glenn Bak
10. Case #: **Z2012026** District 5
Applicant: Verizon Wireless for Laveen Elementary School District No. 59
Location: East side of 51st Ave. and south of Dobbins Rd. (in the Laveen area)
Request: Special Use Permit (SUP) for a Wireless Communication Facility in the Rural-43 zoning district and Wireless Communication Facility Use District 1 (approx. 0.34 acres) – PHO Reznor
Recommendation: **Approve** with conditions
Presented by: Patty Zaricor
11. Case #: **TA2012003** All Districts
Applicant: Commission-initiated
Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapter 14, Signs
Recommendation: **Approve**
Presented by: Patty Zaricor

Other Matters: None

Adjournment